

# TUOLUMNE COUNTY ECONOMIC FORECAST

Like many other counties in the Sierra Nevada mountain range, most of the land (80 percent) in Tuolumne County is owned by government agencies. The two major areas of public land are sections of Yosemite National Park and Stanislaus National Forest. Tuolumne County has a population of 54,300 people and a total of 18,000 wage and salary jobs. The per capita income in Tuolumne County is \$43,957 and the average salary per worker is \$52,285.

The largest industries in the county are leisure services, education and healthcare services, wholesale and retail trade, and government. Together, these sectors account for 77 percent of all wage and salary jobs. Much of the public sector employment is associated with the Sierra Conservation Center prison. This facility, which is located in Jamestown, houses over 4,100 inmates and employs almost 1,000 guards and support staff.

In 2016, Tuolumne County gained 610 wage and salary jobs, representing a growth rate of 3.5 percent. The unemployment rate improved substantially, falling from 7.1 percent in 2015 to 6.2 percent in 2016.

During 2016, the largest gains were observed in leisure and hospitality (+200 jobs), wholesale and retail trade (+140 jobs), government (+120 jobs), professional and business services (+70 jobs), and construction (+60 jobs). Substantial losses were not observed in any major sector.

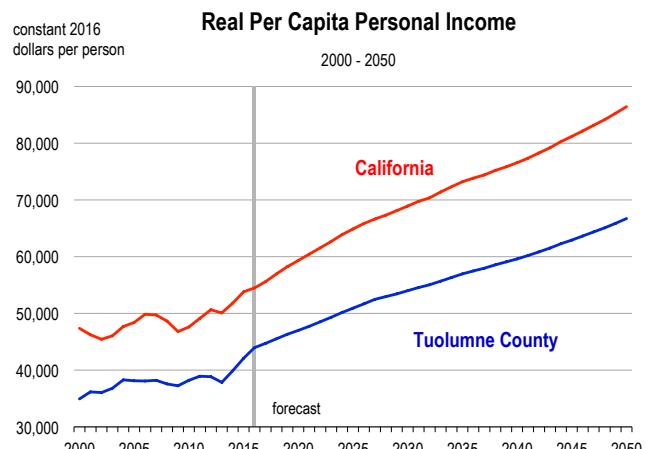
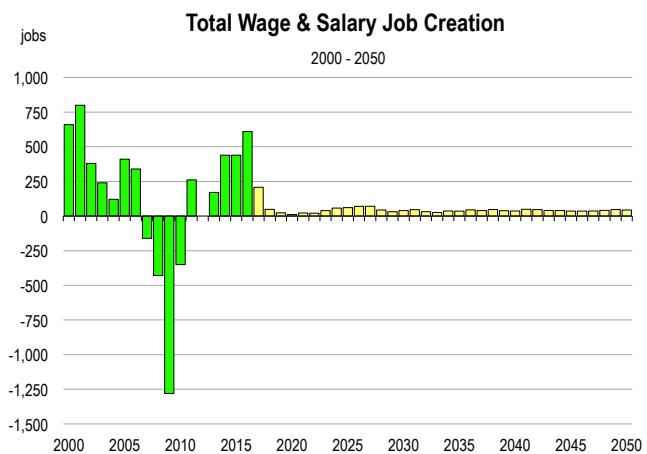
Between 2011 and 2016, the population of Tuolumne County declined at an average rate of 0.3 percent per year. This was the result of a natural decrease (deaths outnumbering births).

There are now more Tuolumne County residents in the retirement cohort (people over age 65) than in the young professional group (people age 25 to 44). This has been the main contributor to the natural decrease, and over the next few decades, the age structure will become even more heavily weighted towards the retirement cohort.

Over the forecast period, the population of Tuolumne County is expected to continue to decline, placing the county at serious risk of economic stagnation. Average salaries in Tuolumne County are not expected to keep pace with the statewide average, and the local economy will become increasingly reliant on the government sector to provide new jobs.

## FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.2 percent in 2017. From 2017 to 2022, job growth will be very slow, averaging 0.1 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tuolumne County, inflation-adjusted salaries are expected to increase by 1.6 percent per year between 2017 and 2022.
- Between 2017 and 2022, the largest job gains are expected to occur in wholesale and retail trade, leisure and hospitality, and government. These gains will be offset by losses in other sectors,



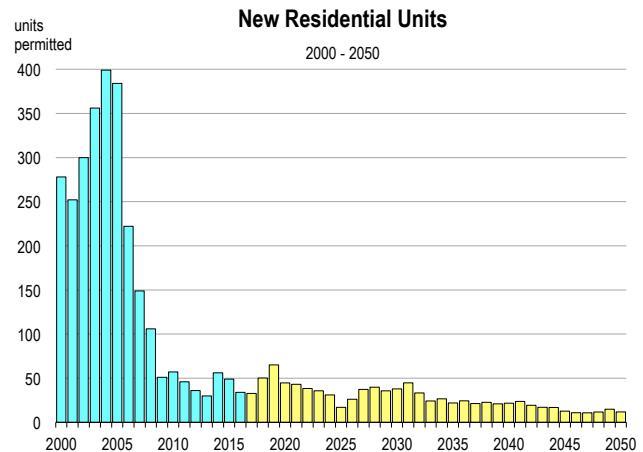
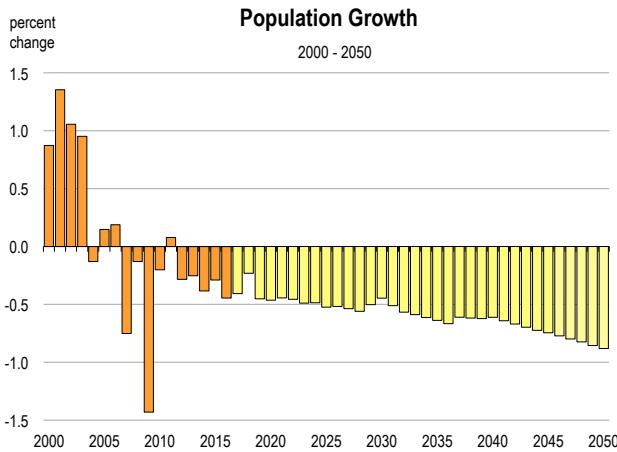
including construction, financial activities, manufacturing, and health and education.

- The population will decline over the next five years, falling at an annual average rate of 0.4 percent.
- Net migration is expected to be positive over the forecast period. Between 2017 and 2022, an average of 16 net migrants will enter the county each year.
- The county will continue to experience a natural decrease (deaths outnumbering births), which will reduce the population by 235 people per year between 2017 and 2022.
- Real income per capita will increase by 1.8 percent in 2017. From 2017 to 2022, the growth in real income per capita will average 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise by 1.0 percent per year between 2017 and 2022.
- Between 2017 and 2022, the growth rate of industrial production will average 1.0 percent per year.

# Tuolumne County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2010	55,147	13	74.8	22.2	57	\$0.53	\$1.87	\$38,198	1.3	21.9	265.2	15.2
2011	55,190	203	74.3	22.2	46	\$0.58	\$1.96	\$38,930	2.7	23.7	321.1	14.5
2012	55,033	0	72.6	22.2	36	\$0.59	\$1.99	\$38,829	2.7	24.2	284.8	13.0
2013	54,894	0	74.7	22.2	30	\$0.61	\$1.97	\$37,846	2.3	23.8	295.7	10.8
2014	54,683	0	75.7	22.2	56	\$0.62	\$2.10	\$39,867	2.8	30.3	283.6	8.7
2015	54,525	0	76.9	22.3	49	\$0.65	\$2.24	\$42,094	2.6	28.5	259.9	7.1
2016	54,282	0	78.9	22.3	34	\$0.68	\$2.39	\$43,957	3.0	29.3	255.8	6.2
2017	54,061	0	78.8	22.3	33	\$0.72	\$2.49	\$44,743	3.1	28.9	300.0	5.4
2018	53,936	101	78.6	22.4	50	\$0.75	\$2.60	\$45,532	3.0	28.9	289.3	5.1
2019	53,692	-13	78.4	22.4	65	\$0.77	\$2.71	\$46,325	2.6	28.9	295.6	5.0
2020	53,444	-14	78.2	22.4	45	\$0.80	\$2.81	\$47,002	3.1	28.9	309.9	5.1
2021	53,206	2	77.8	22.5	43	\$0.83	\$2.92	\$47,740	3.0	29.0	309.8	5.2
2022	52,964	2	77.3	22.5	38	\$0.86	\$3.03	\$48,513	3.0	29.0	315.6	5.4
2023	52,705	-9	76.8	22.5	36	\$0.90	\$3.15	\$49,320	3.0	29.0	323.1	5.6
2024	52,449	1	76.3	22.6	31	\$0.93	\$3.27	\$50,155	2.9	29.0	328.4	5.8
2025	52,174	-11	75.9	22.6	17	\$0.96	\$3.38	\$50,925	2.9	29.0	334.4	5.9
2026	51,904	0	75.5	22.6	26	\$1.00	\$3.49	\$51,701	2.8	29.0	338.8	6.0
2027	51,625	0	75.0	22.6	37	\$1.03	\$3.60	\$52,502	2.9	29.0	344.5	6.0
2028	51,336	-3	74.7	22.7	40	\$1.07	\$3.70	\$52,953	2.7	29.0	351.4	6.0
2029	51,079	34	74.3	22.7	36	\$1.10	\$3.80	\$53,458	2.5	29.0	358.3	6.0
2030	50,851	70	73.8	22.7	38	\$1.14	\$3.91	\$53,987	2.4	29.1	365.2	6.0
2031	50,591	44	73.4	22.8	45	\$1.18	\$4.01	\$54,562	2.3	29.1	372.3	6.0
2032	50,304	22	73.1	22.8	33	\$1.22	\$4.12	\$55,041	2.5	29.1	379.8	6.0
2033	50,008	20	72.7	22.8	24	\$1.26	\$4.22	\$55,693	2.1	29.1	387.0	6.0
2034	49,702	16	72.4	22.8	27	\$1.30	\$4.33	\$56,325	2.3	29.1	394.4	6.0
2035	49,385	12	72.1	22.9	22	\$1.34	\$4.45	\$56,959	2.4	29.1	402.2	6.0
2036	49,055	9	71.9	22.9	24	\$1.38	\$4.58	\$57,483	2.8	29.1	410.1	6.0
2037	48,756	47	71.8	22.9	21	\$1.43	\$4.71	\$57,974	2.9	29.2	418.5	6.0
2038	48,455	54	71.8	22.9	23	\$1.47	\$4.85	\$58,552	2.7	29.2	427.0	6.0
2039	48,153	62	71.8	22.9	21	\$1.52	\$4.99	\$59,067	2.9	29.2	435.8	6.0
2040	47,859	77	71.8	23.0	22	\$1.56	\$5.13	\$59,599	2.8	29.2	444.9	6.0
2041	47,552	74	71.9	23.0	24	\$1.61	\$5.28	\$60,212	2.6	29.2	454.4	6.0
2042	47,233	71	72.2	23.0	19	\$1.65	\$5.42	\$60,858	2.5	29.2	464.3	6.0
2043	46,904	69	72.3	23.0	17	\$1.69	\$5.56	\$61,530	2.4	29.2	474.1	5.9
2044	46,565	67	72.5	23.0	17	\$1.74	\$5.70	\$62,269	2.2	29.3	484.2	5.9
2045	46,218	67	72.7	23.0	13	\$1.78	\$5.84	\$62,937	2.4	29.3	494.5	5.9
2046	45,861	65	72.9	23.0	11	\$1.83	\$5.98	\$63,633	2.3	29.3	505.1	5.9
2047	45,495	63	73.1	23.1	11	\$1.87	\$6.13	\$64,342	2.3	29.3	516.1	5.9
2048	45,120	63	73.5	23.1	12	\$1.92	\$6.28	\$65,092	2.3	29.3	527.5	5.9
2049	44,734	60	73.8	23.1	15	\$1.97	\$6.43	\$65,885	2.3	29.4	539.2	5.9
2050	44,340	60	74.2	23.1	12	\$2.02	\$6.59	\$66,711	2.3	29.4	551.2	5.9



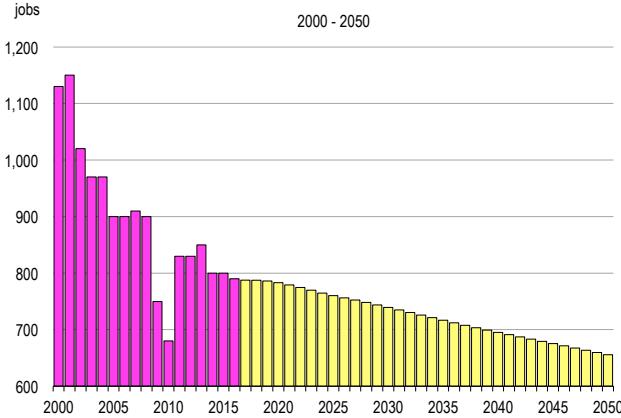
# Tuolumne County Employment Forecast

## 2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	16.05	0.06	0.54	0.68	0.18	2.16	0.52	0.93	0.24	2.88	2.04	5.31
2011	16.31	0.06	0.51	0.83	0.19	2.23	0.51	0.93	0.21	3.02	2.06	5.17
2012	16.31	0.05	0.51	0.83	0.21	2.28	0.52	0.93	0.21	2.98	1.98	5.23
2013	16.48	0.05	0.49	0.85	0.22	2.30	0.55	0.92	0.21	2.94	2.13	5.22
2014	16.92	0.06	0.51	0.80	0.23	2.46	0.54	0.90	0.22	3.00	2.16	5.40
2015	17.36	0.06	0.57	0.80	0.24	2.67	0.51	0.94	0.21	3.07	2.15	5.45
2016	17.97	0.07	0.63	0.79	0.25	2.81	0.50	1.01	0.21	3.07	2.35	5.57
2017	18.18	0.07	0.68	0.79	0.25	2.82	0.50	1.01	0.21	3.07	2.35	5.69
2018	18.23	0.07	0.68	0.79	0.25	2.83	0.49	1.02	0.21	3.06	2.36	5.72
2019	18.25	0.07	0.68	0.79	0.26	2.84	0.49	1.02	0.22	3.06	2.37	5.72
2020	18.26	0.07	0.67	0.78	0.26	2.85	0.48	1.02	0.22	3.06	2.37	5.74
2021	18.28	0.07	0.66	0.78	0.25	2.86	0.48	1.03	0.22	3.05	2.38	5.76
2022	18.30	0.07	0.66	0.77	0.25	2.86	0.47	1.03	0.22	3.06	2.38	5.79
2023	18.34	0.07	0.66	0.77	0.25	2.87	0.47	1.03	0.22	3.06	2.38	5.82
2024	18.40	0.07	0.65	0.76	0.25	2.88	0.46	1.02	0.22	3.07	2.39	5.87
2025	18.46	0.07	0.65	0.76	0.25	2.90	0.45	1.02	0.22	3.08	2.39	5.92
2026	18.53	0.07	0.65	0.76	0.25	2.91	0.44	1.02	0.23	3.09	2.40	5.97
2027	18.60	0.07	0.66	0.75	0.25	2.92	0.43	1.02	0.23	3.09	2.40	6.02
2028	18.64	0.07	0.66	0.75	0.25	2.92	0.43	1.02	0.23	3.10	2.40	6.05
2029	18.67	0.07	0.66	0.74	0.25	2.93	0.42	1.03	0.23	3.11	2.41	6.08
2030	18.71	0.07	0.66	0.74	0.25	2.94	0.41	1.03	0.23	3.11	2.41	6.12
2031	18.76	0.07	0.66	0.73	0.25	2.95	0.40	1.03	0.23	3.12	2.41	6.15
2032	18.79	0.07	0.66	0.73	0.25	2.96	0.40	1.03	0.23	3.12	2.42	6.18
2033	18.82	0.07	0.65	0.73	0.24	2.97	0.39	1.03	0.23	3.12	2.42	6.21
2034	18.85	0.07	0.65	0.72	0.24	2.98	0.38	1.03	0.24	3.13	2.42	6.24
2035	18.89	0.07	0.65	0.72	0.24	2.99	0.38	1.02	0.24	3.13	2.43	6.27
2036	18.93	0.07	0.65	0.71	0.24	2.99	0.37	1.02	0.24	3.15	2.43	6.31
2037	18.97	0.07	0.65	0.71	0.24	3.00	0.36	1.02	0.24	3.16	2.43	6.34
2038	19.02	0.07	0.65	0.70	0.25	3.00	0.36	1.02	0.24	3.18	2.44	6.37
2039	19.06	0.07	0.65	0.70	0.25	3.00	0.35	1.02	0.24	3.19	2.44	6.40
2040	19.10	0.07	0.65	0.70	0.25	3.01	0.35	1.02	0.24	3.19	2.45	6.42
2041	19.14	0.07	0.65	0.69	0.25	3.01	0.35	1.02	0.24	3.20	2.45	6.46
2042	19.19	0.07	0.65	0.69	0.25	3.01	0.34	1.01	0.24	3.22	2.46	6.50
2043	19.23	0.07	0.65	0.68	0.25	3.02	0.34	1.01	0.24	3.22	2.46	6.53
2044	19.27	0.07	0.65	0.68	0.25	3.02	0.33	1.01	0.25	3.22	2.47	6.57
2045	19.31	0.07	0.64	0.68	0.26	3.03	0.33	1.01	0.25	3.22	2.47	6.61
2046	19.34	0.07	0.64	0.67	0.26	3.03	0.33	1.01	0.25	3.22	2.48	6.64
2047	19.38	0.07	0.64	0.67	0.26	3.03	0.32	1.01	0.25	3.22	2.48	6.68
2048	19.42	0.07	0.64	0.66	0.26	3.04	0.32	1.01	0.25	3.22	2.49	6.72
2049	19.47	0.07	0.64	0.66	0.26	3.04	0.32	1.00	0.25	3.22	2.50	6.75
2050	19.51	0.07	0.64	0.66	0.27	3.04	0.31	1.00	0.25	3.22	2.50	6.79

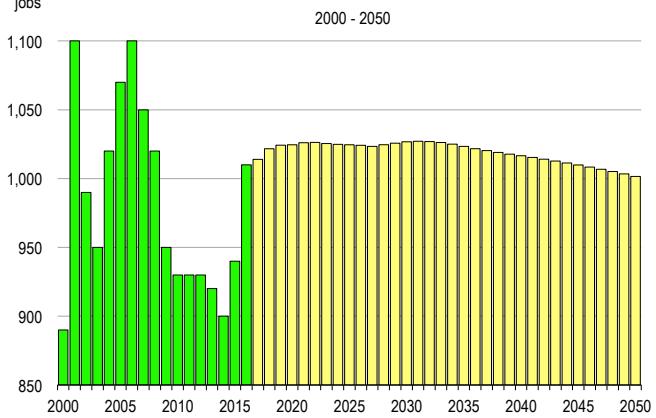
Manufacturing Employment

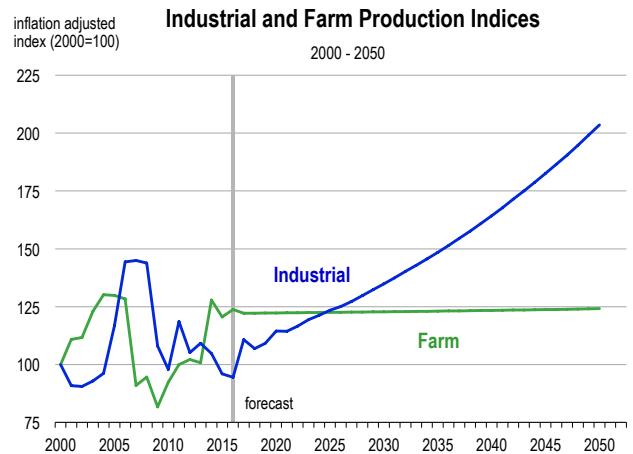
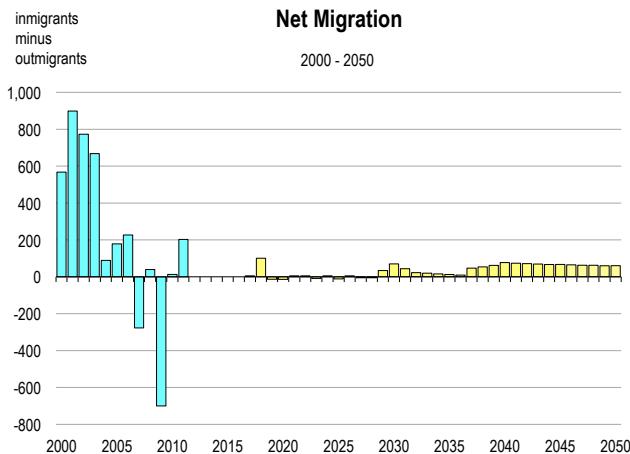
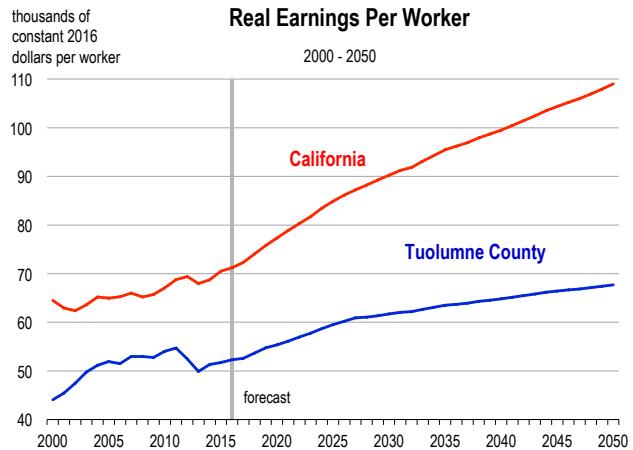
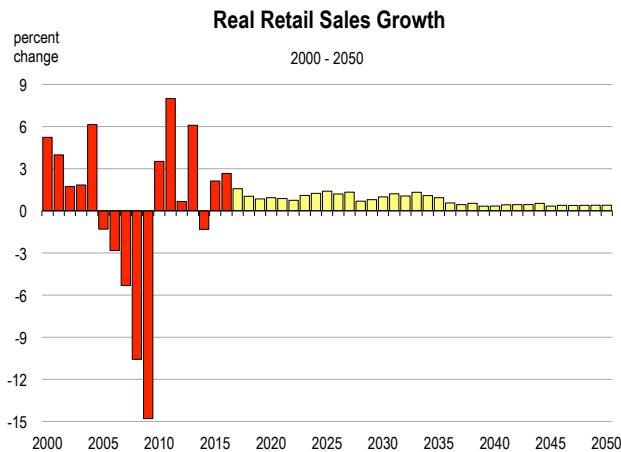
2000 - 2050



Employment in Professional Services

2000 - 2050





## County Economic and Demographic Indicators

### Projected Economic Growth (2017-2022)

Expected retail sales growth:	4.5%
Expected job growth:	0.7%
Fastest growing jobs sector:	Information
Expected personal income growth:	6.2%

Expected population growth:	-2.0%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-1.9%

### Demographics (2017)

Unemployment rate (April 2017):	5.4%
County rank* in California (58 counties):	30th
Working age (16-64) population:	60.6%

Population with B.A. degree or higher:	19.8%
Median home selling price (2016):	\$225,00
Median household income:	\$51,707

### Quality of Life

Violent crime rate (2015):	326 per 100,000 persons
County rank* in California (58 counties):	23rd
Average commute time to work (2017):	25 minutes

High School drop out rate (2016):	5.9%
Households at/below poverty line (2017):	10.7%
* The county ranked 1st corresponds to the lowest rate in California	